

**PLANNING AND ZONING BOARD**  
**AUGUST 10, 2005**

**1. ROLL CALL**

The meeting was called to order at 7:03 p.m. Board members present were Chair Mike Bender, Vice-Chair Scott McLaughlin, Marlon Luis, John Stevens and Mimi Turin. Also present were Town Attorney Monroe Kiar, Deputy Planning and Zoning Manager Marcie Nolan, Planners Chris Gratz and Ingrid Allen and Board Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES: July 27, 2005**

Mr. Stevens made a motion, seconded by Vice-Chair McLaughlin, to approve the minutes of July 27, 2005. In a voice vote, all voted in favor. **Motion carried 5-0**

**3. PUBLIC HEARING**

*Vacation*

- 3.1 VA 10-1-04, Brown and Doumar, Allsworth/R&R Davie, 3550 Weston Road (BP) **(tabled from July 27, 2005)**

Gary Brown, representing the petitioner, was present. Mr. Gratz summarized the planning report.

Mr. Brown indicated that he concurred with the planning report.

Chair Bender explained why he would abstain from voting on this item.

Vice-Chair McLaughlin asked about square footage and Mr. Brown answered his question.

Chair Bender asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

Vice-Chair McLaughlin made a motion, seconded by Mr. Stevens, to approve. In a roll call vote, the vote was as follows: Chair Bender - abstained; Vice-Chair McLaughlin - yes; Mr. Luis - yes; Mr. Stevens - yes; Ms. Turin - yes. **(Motion carried 4-0)**

*Rezoning*

- 3.2 ZB 11-1-04, CDI Engineering & Planning/FMAOA, Inc., 950 South Flamingo Road (from AG, Agricultural District to R-5, Low Medium Dwelling District) **(tabled from July 27, 2005)**

Dan Fee, representing the petitioner, was present. Mr. Gratz read the planning report.

Vice-Chair McLaughlin explained why he would abstain from voting on this item.

Chair Bender asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

Mr. Stevens made a motion, seconded by Ms. Turin, to approve. In a roll call vote, the vote was as follows: Chair Bender - yes; Vice-Chair McLaughlin - abstained; Mr. Luis - yes; Mr. Stevens - yes; Ms. Turin - yes. **(Motion carried 4-0)**

*Variance*

- 3.3 V 7-1-05, Lakeside Town Shops, Ltd./Target Corporation, 5800 South University Drive (UC-Urban Commercial)

John Petricola, representing the petitioner, was present. Ms. Nolan read the planning report.

Vice-Chair McLaughlin asked Mr. Kiar if he should abstain from voting on this item since Stiles Corporation was his firm's client. Although Mr. McLaughlin was not working for Stiles

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Corporation on this specific project, Mr. Kiar recommended that he recuse himself. Vice-Chair McLaughlin, therefore, advised that he would abstain from voting on this item.

Chair Bender asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

Chair Bender expressed that the signage Code may be outdated because of similar requests which had been granted recently. He commented that the allowable amount of signage for this building would be inadequate and would appear aesthetically unbalanced.

Ms. Turin asked for clarification regarding the renderings and which one proportionately depicted the variance request. Mr. Petricola explained how the requested 813 square-foot of signage would be distributed.

Ms. Turin asked Mr. Petricola if Target was aware of the signage restrictions when it chose the site and he responded affirmatively. She expressed that although she understood the Chair's position that maybe the Code was out of date as it related to the newer businesses that were coming into the Town; however, her concerns were that the signage could become too garish. Ms. Turin maintained that big red logos detracted from the rural lifestyle and the quality of life that the Town was trying to maintain.

Mr. Petricola contended that if this were a multi-tenant building, there would be several signs hanging over each business at 150 square-feet for each. As the Super Target was a multi-use project enveloped in one building, grocery, pharmacy, café, etcetera, that was the logic for requesting the larger signage.

Chair Bender provided an example of where extra signage was a helpful safety factor for the patrons at Rick Case Honda.

Vice-Chair McLaughlin expressed that the signage Code was valid and working fine for this purpose through the variance process for exceptions.

Mr. Stevens made a motion, seconded by Mr. Luis, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – abstained; Mr. Luis – yes; Mr. Stevens – yes; Ms. Turin - no. **(Motion carried 3-1)**

Ms. Turin expressed that she voted negatively because the applicant chose the location knowing what the restrictions were. She believed that although the Code may need to be updated, larger or greater signage was not consistent with the Town's semi-rural atmosphere and what it was trying to maintain.

### 4. OLD BUSINESS

There was no old business discussed.

### 5. NEW BUSINESS

Chair Bender proposed for discussion the idea of changing the venue for this Board when the Davie Commons project was to be reviewed. Bill Laystrom, the applicant for that project, was present for the discussion.

Chair Bender advised that at the resident participation meetings which had been held for Davie Commons, there had been hundreds of residents present. As the Council Chambers had a seating capacity for 87 people, he believed a larger public place for the meeting was in order.

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Chair Bender also spoke about the inefficiencies of the audio system for residents who may be standing outside this facility.

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Mr. Laystrom agreed that he expected well over a hundred people attending and he had no objections to changing the venue.

Chair Bender asked Mr. Kiar if a change of venue was allowed.

Mr. Kiar suggested that the proposal be checked with Town Administration to see if there were any concerns. He knew of no restrictions, however, he had not researched the proposal.

Chair Bender asked for input from Boardmembers and that if they were in agreement, that the proposal be brought to the attention of Council. It was his thought that Western High School might be a good meeting place. Mr. Laystrom indicated that the sound system was inadequate at that location.

Vice-Chair McLaughlin mentioned that he would check with Nova Southeastern for a meeting location. Mr. Stevens agreed that the library at Nova Southeastern was a good prospect.

Ms. Gale advised of the requirements necessary for a different location.

Having the consensus of the Board, Mr. Kiar indicated that he would bring it to the Council's attention for direction.

Ms. Turin suggested that maybe at the next meeting one or two sites could be identified for discussion.

Chair Bender concluded that Mr. Kiar and Ms. Nolan would move the idea forward to the Council and Town Administrator.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 7:41 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Board Member